



Sketty Road, Enfield, EN1 3SG

welcome to
Sketty Road, Enfield

A charming and deceptively spacious three bedroom house backing onto and with views over parkland in this quiet popular road, within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line). Good schools including the popular George Spicer Junior School are close at hand.

The well presented property features:-



Entrance Hall

Fitted carpet, dado rail, radiator.

Lounge / Dining Room

23' 8" x 12' max (7.21m x 3.66m max)

Fitted carpet, two radiators, tiled fireplace with inset gas coal living flame fire (not tested), picture and dado rails, understairs storage cupboard.

Kitchen

12' 6" x 8' (3.81m x 2.44m)

Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, inset gas hob unit, built-in double oven, recess with fridge-freezer, plumbing for dishwasher, wall mounted combination gas central heating boiler, vinyl floor.

Lobby

Plumbing for washing machine, door to garden.

Bathroom / WC

Panelled bath, mixer taps and shower attachment, shower curtain and rail, pedestal wash hand basin, low flush WC, bidet (white suite), vinyl floor.

First Floor

Landing

Spacious landing, fitted carpet, large built-in storage cupboard, access to loft.

Bedroom One

15' x 11' 3" (4.57m x 3.43m)

Fitted carpet, radiator, range of built-in wardrobe cupboards, picture rail.

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Fitted carpet, radiator, bracket wash hand basin, picture rail.

Bedroom Three

9' x 7' 10" (2.74m x 2.39m)

Fitted carpet, radiator, picture rail, views over park.

Separate WC

Low flush WC, bracket wash hand basin, fitted carpet, half tiled walls.

Outside

Rear Garden

Easily maintained attractive rear garden, mainly laid to lawn with patio, timber shed, secure resident access, backing onto park and allotments.



view this property online barnfields.co.uk/Property/ENF105140







welcome to

Sketty Road, Enfield

- Three Spacious Bedrooms
- No Chain
- Views Over Park
- Large Attractive Lounge / Dining Room
- Potential For Loft Conversion STPP
- Within Close Proximity Of Local Popular Schools
- Easy Access To Excellent Transport Links Including Enfield Town Station
- Walking Distance To Enfield Town Shopping Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Offers In Excess Of

£485,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105140 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

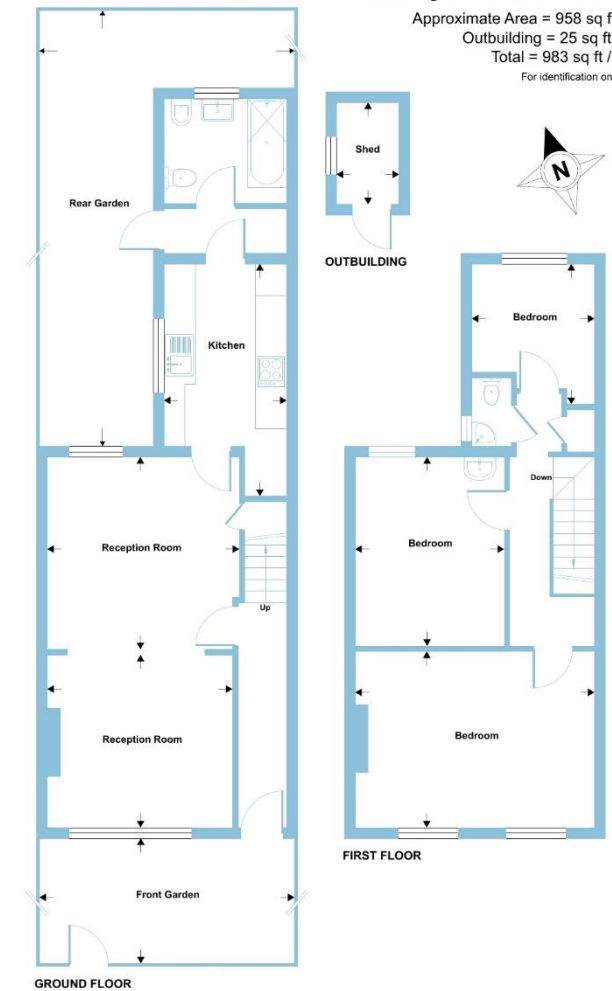
Sketty Road, Enfield, EN1

Approximate Area = 958 sq ft / 89 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



GROUND FLOOR
FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Barnard Marcus. REF: 1332651

barnfields

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)